

## **4.7-100      Specific Development Standards**

### **Subsections:**

- 4.7-105      Accessory Structures**
- 4.7-110      Animal Overnight Accommodations**
- 4.7-115      Auto, Manufactured Dwelling, RV, Boat, Motorcycle and Truck Sales, Service and Rentals**
- 4.7-145      Eating and Drinking Establishments**
- 4.7-150      Garden Supply and Feed Stores**
- 4.7-160      High Impact Public Facilities**
- 4.7-170      Manufactured Dwelling as a Permanent Office**
- 4.7-175      Manufacturing as a Secondary Use in Commercial Districts**
- 4.7-177      Marijuana Uses**
- 4.7-180      Mixed Use Districts**
- 4.7-185      Night Watchman's Quarters**
- 4.7-190      Professional Offices**
- 4.7-195      Public/Private Elementary/Middle Schools**
- 4.7-200      Public and Private Parks**
- 4.7-203      Public Land and Open Space**
- 4.7-205      Recreational Facilities**
- 4.7-210      Residential Uses in Commercial Districts**
- 4.7-225      RVs as a Residential Use in Manufactured Dwelling Parks in Glenwood**
- 4.7-230      Secondary Retail Sales in the GO District**
- 4.7-235      Small Scale Repair and Maintenance Services**
- 4.7-240      Transportation Facilities—Transit Stations, Heliports and Helistops**
- 4.7-245      Warehouse Commercial Retail and Wholesale**
- 4.7-250      Wellness Centers in the PLO District**

### **• 4.7-105      Accessory Structures**

This Subsection regulates structures that are incidental to allowed residential uses to prevent them from becoming the predominant element of the site.

- A.**      Accessory Structure Groups. Accessory structures are divided into 3 groups based on their characteristics. Accessory structures may be attached or separate from primary structures.
  - 1.**      Group A. This group includes buildings and covered structures for example, garages, bedrooms or living rooms, including bathrooms that are not an accessory dwelling unit as defined in SDC 5.5-100, art studios, gazebos, carports, greenhouses, storage buildings, boathouses, covered decks and recreational structures. Agricultural structures as defined in this Code are

deemed Group A accessory structures if located on lots/parcels less than 2 acres in size.

2. Group B (Architectural Extensions). This group includes uncovered, generally horizontal structures for example, decks, stairways, in ground or above ground swimming pools, tennis courts, and hot tubs.
3. Group C (Incidental Equipment). This group includes generally vertical structures for example, flag-poles, trellises and other garden structures, play structures, radio antennas, satellite receiving dishes and lampposts. This group also includes rooftop solar collectors. Fences are addressed in SDC 4.4-115.

**B. General Standards.**

1. Accessory structures may be located anywhere on a site if they are not in a required building setback, except that accessory structures may be permitted in a required building setback as specified in SDC 4.7.105(C), (D) and (E), below.
2. Accessory structures shall be constructed in conjunction with or after construction of the primary structure; they shall not be built in advance of the primary structure.

**C. Group A Standards.**

1. Lot/Parcel Coverage. The combined square footage of all Group A accessory structures and the primary structure may not exceed the lot/parcel coverage standards specified in SDC 3.2-215.
2. Relationship to Primary Structure. A Group A structure may not have more square footage than the primary structure.
3. Height. Group A accessory structures may be as high as the primary structure, provided that the solar access provisions of this Code are met.
4. Location. Group A accessory structures shall meet the setbacks specified in SDC 3.2-215.
5. Agricultural structures as defined in this Code shall be exempt from Subsections B.2. and C. 1. through 3., above if located on lots/parcels 2 acres or larger or on land with a valid farm deferral tax classification from the Oregon State Department of Revenue.

**D. Group B Standards.**

1. Accessory structures, not including attached rails, benches and planter boxes, which are less than 2-½ feet in height (average finished grade) are allowed in required building setbacks.
  2. Accessory structures, not including attached rails, benches and planter boxes, which are between 2-½ feet and 6 feet in height (average finished grade) are not allowed in required front yard building setbacks. They are allowed in required side and rear building setbacks, but not within 3 feet of a property line.
  3. Accessory structures, which are over 6 feet in height, (average finished grade) are not allowed in any required building setbacks.
  4. Swimming pools, tennis courts, and other accessory structures, which require fences shall not be located within the front yard setback.
- E.** Group C Standards. Group C accessory structures are only allowed in required building setbacks if they are no more than 2 feet in width or diameter, and no taller than 8 feet.

Flagpoles may be located outside of required setbacks or easements with a maximum height of 30 feet. (6238)

4.7-105

- 4.7-110 Animal Overnight Accommodations

Buildings used for the overnight accommodation of animals, and structures that enclose animals outside of buildings, shall be constructed to ensure that noise or odor do not disturb the normal operation or tranquility of neighboring residential, business, campus industrial or public land uses.

- 4.7-115 Auto, Manufactured Dwelling, RV, Boat, Motorcycle and Truck Sales, Service and Rentals

**A.** Prior to the sale or rental of any vehicle:

1. Auto and truck dealers shall occupy an office/sales building (new construction) or any existing structure of at least 1,000 square feet, with non-metallic siding and roofing, and located where possible on the front portion of the lot/parcel. Used car and truck sales or car rentals shall be permitted only as secondary uses in the Downtown Exception Area, i.e., where a new car dealership is the primary use. If a new car dealership terminates business in the Downtown Exception Area, and that new car dealership also included the sale of new cars, used cars may continue to be sold from those premises and the business shall be classified as a pre-existing nonconforming use. The business shall install a decorative iron or masonry fence, raised planter or combination thereof that will prevent vehicles

from encroaching on sidewalks. Under no circumstances shall the used car sales business be allowed to expand onto additional property not occupied by used car sales within the previous 90 days.

- 2.** All truck rental facilities shall have approved concrete wheel stops and a 4-foot high fence where permitted in this Code, preferably chain or cable, with bollards placed at 5-foot intervals and secured in the ground with concrete footings of appropriate size and depth to prevent trucks from driving on sidewalks or over curbs. These barriers shall be located between the sidewalk and the paved parking or travel area.
- B.** Mobile/Manufactured Dwelling and RV Sales Are Prohibited in the Downtown Exception Area. A permanent office/sales building of at least 1,000 square feet, with non-metallic siding and roofing, which may be a Class A Manufactured Home, shall be located where possible on the front of the lot/parcel, prior to the sale or rental of any vehicle, home or accessory product.
- C.** All activities associated with motor vehicle repair and service, with the exception of maintenance activities including the pumping gas or changing tires, shall take place within a building constructed to ensure that noise or odors do not disturb the normal operation or tranquility of neighboring residential, commercial, campus industrial or public land uses. Storage of motor vehicles to be repaired shall be screened by a sight-obscuring fence. Service stations in the NC District shall be limited to 2 pumps. A 5-foot wide landscape strip shall be installed along the street frontage of all service stations.
- D.** Storage of boats and motorcycles to be repaired shall be screened by a sight-obscuring fence.
- E.** In the BKMU Plan District, automobile, boat, camper and RV sales shall be located entirely indoors and primarily sell new units.

4.7-4.7-142

- 4.7-145 Eating and Drinking Establishments

The cumulative total area of sit-down restaurants and delicatessens, secondary retail uses and exercise studios in the GO District shall be limited to no more than 10 percent of the gross floor area of the office building in which they are sited.

- 4.7-150 Garden Supply and Feed Stores

Garden supply and feed and seed stores shall be permitted only as secondary uses in the MRC District. The bulk storage or sales of fertilizer, feed or plant materials that require heavy equipment for loading is prohibited.

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- 4.7-160 High Impact Public Facilities

- A. A high impact public facility may be approved subject to Site Plan Review when the facility is designated on the Metro Plan's Public Facilities and Services Plan, or in the Campus Industrial District on an approved Conceptual Development Plan or Master Plan. All other high impact public facilities are subject to Discretionary use approval in accordance with a Type 3 review procedure.
- B. The facility shall be screened as specified in SDC 4.4-100.
- C. In residential districts, a minimum of 25 percent of the lot/parcel shall be landscaped.

- 4.7-170 Manufactured Dwelling as a Permanent Office

Permanent Office. A manufactured dwelling, provided it meets City and State construction and safety standards for the proposed use, may be used as a permanent office building in the Light-Medium Industrial and Heavy Industrial Districts provided the following conditions are met prior to occupancy:

- A. A permanent foundation is provided for the manufactured dwelling.
- B. Siding shall be compatible with adjacent structures; the roof shall have a minimum 16 percent pitch.
- C. Foundation covers, skirting, landscaping and backfill shall be required.
- D. The manufactured dwelling shall be a Type 1 or Type 2 unit.
- E. Compliance with these regulations shall be a condition of continued use of the manufactured dwelling on the property.

- 4.7-175 Manufacturing as a Secondary Use in Commercial Districts

Manufacture or assembly of goods or products shall occur indoors, shall not generate more noise, odor or other physical attributes than the permitted uses, shall occupy less than 50 percent of the floor area of the building, and the goods or products shall be sold on premises.

- 4.7-177 Marijuana Uses

- A. Marijuana Retail Outlets shall be:
  - 1. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.

2. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code.
3. Fully contained in a permanent building in the Community Commercial or Major Retail Commercial Zoning Districts.
4. Prohibited in any district except CC and MRC.

**B.** Where permitted by this Code, Marijuana Retail Outlets shall not be located:

1. At the same address as another licensed or registered marijuana business.
2. Within 1,000 feet of the real property comprising a public or private elementary, secondary or career school attended primarily by minors ("within 1,000 feet" means a straight line measurement in a radius extending for 1,000 feet or less in every direction from any point on the boundary line of the real property comprising an existing public or private elementary, secondary or career school primarily attended by minors).
3. Within 500 feet of parks where minors congregate ("within 500 feet" means a straight line measurement in a radius extending for 500 feet or less in every direction from any point on the boundary line of the real property comprising a Marijuana Retail Outlet).
4. Within 50 feet of any residential zoning district ("within 50 feet" means a straight line measurement in a radius extending for 50 feet, including public right-of-way, in every direction from any point of the property containing a Marijuana Retail Outlet).

**C.** Additional Marijuana Retail Outlet Regulations. A Marijuana Retail Outlet shall:

1. Not have a drive-up window.
2. Not operate from any temporary facility in any zone.
3. Provide for secure storage of exterior refuse containers.
4. Not include outdoor storage of merchandise, raw materials, or any other material associated with retail sales.
5. Preclude any use of products on site unless expressly exempted by state statute.
6. Not be allowed as a home occupation in any zone.

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#### **D. Industrial Uses.**

Indoor Production	Outdoor Production
Tier 1- Up to 5,000 square feet	Tier 1- up to 20,000 square feet
Tier II- 5,001-10,000 square feet	Tier II- 20,001-40,000 square feet

#### **Production Facilities.**

1. Indoor Production Facilities licensed by the State of Oregon as a Tier 1 operation shall be located within a permanent structure on a lot no smaller than 1 acre in size, shall not be located within 500 feet of any zoning district allowing residential use, and shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
2. Indoor Production Facilities licensed by the State of Oregon as a Tier II operation shall be located within a permanent structure on a lot no smaller than 5 acres in size, shall not be located within 1,000 feet of any zoning district allowing residential use, and shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.
3. Outdoor Production Facilities licensed by the State of Oregon as a Tier I operation shall be located on a lot no smaller than 5 acres in size, shall not be located within 1,000 feet of any zoning district allowing residential use, and shall be screened or secured in accordance with state statutes and this Code for outdoor storage. Any structure on-site used for production purposes shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.

4. Outdoor Production Facilities licensed by the State of Oregon as a Tier II operation shall be located on a lot no smaller than 10 acres in size, shall not be located within 1,000 feet of any zoning district allowing residential use and shall be screened or secured in accordance with state statutes and this Code for outdoor storage. Any structure on-site used for production purposes shall provide a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.

#### **Processing Facilities.**

1. Processing Facilities performing testing, including marijuana testing laboratories, processing, or manufacture of edibles or concentrates shall be located within LMI or HI Districts and be completely enclosed within a permanent structure provided

with a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line.

2. Processing Facilities processing cannabinoid extracts shall be located within HI Districts, shall be located 500 feet from any district allowing residential use and be completely enclosed within a permanent structure provided with a controlled exhaust system with filters designed to significantly reduce or eliminate odors at the property line and shall be subject to Type II Site Plan Review.
3. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
4. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code.
5. Located on and take access from an arterial or collector street.

**Wholesale Facilities.**

1. Licensed or registered and operated in accordance with Oregon Revised Statutes and applicable Oregon Administrative Rules.
2. Licensed and regulated as specified in Chapter 7 of the Springfield Municipal Code.
3. Located on and take access from an arterial or collector street.
4. Within 50 feet of any residential zoning district ("within 50 feet" means a straight line measurement in a radius extending for 50 feet, including public right-of-way, in every direction from any point of the property containing a Marijuana Wholesale Facility
5. No retail sales shall be permitted from any wholesale marijuana distribution facility.
6. No outdoor storage of any marijuana items shall occur at a wholesale marijuana distribution facility.

- E.** The siting of a future school, daycare or park use that affects a licensed marijuana business existing at the time of the siting, shall not make the existing marijuana business in violation of the locational standards specified in this Code, nor shall it be grounds to refuse to renew a license.



**F.** In the event that a licensed or registered marijuana business is existing on May 17, 2016, that existing use is allowed to continue as approved. In the event a marijuana business is unoccupied, discontinued or unlicensed for 6 months or more after the above date, it shall be subject to the nonconforming use standards of SDC 5.8-100 of this Code.

**G.** Planning Review.

- 1.** When the proposed marijuana business is a change of use in an existing building, Minimum Development Standards (MDS) as specified in SDC 5.15-100 will apply.
- 2.** When the proposed marijuana business is to be located in a new building, Site Plan Review standards as specified in SDC 5.17-100 will apply.
- 3.** MDS or Site Plan Review approval by the Director will require, in addition to any other conditions of approval, a copy of the state license or registration and a copy of the City of Springfield marijuana business license pursuant to Chapter 7 of the Springfield Municipal Code. These documents shall be required prior to occupancy.
- 4.** All marijuana businesses allowed under this Code shall occur on properties inside city limits.

(6352)

4.7-177

- 4.7-180 Mixed Use Districts

**A.** Specific development standards for the MUC District shall be the same as those specified in SDC 3.2-310 as an "S" use and listed in applicable Subsections of SDC 4.7-100, and the following:

**EXCEPTIONS:**

- 1.** Drive-through uses may conflict with safe and convenient movement of pedestrians and bicycles within MUC Districts. A drive-through use, for the purposes of this Section, is defined as a business activity involving buying or selling goods or provision of services wherever one of the parties conducts the activity from within a motor vehicle. Facilities usually associated with a drive-through usually involve queuing lines, service windows, service islands, and service bays for vehicular use. Drive-through uses are therefore not permitted in MUC Districts unless the use is incidental to a primary site use, and when designed in conformance with the following standards:

- a.** The drive-through use shall be limited to service windows which are part of a primary use structure, and no more than 2 queuing lanes.
  - b.** Drive-up facilities shall be designed so that circulation and drive-up windows are not adjacent to sidewalks or between buildings and the street, to the maximum extent practicable.
- 2.** Parking Lots and Parking Structures, Public and Private.
  - a.** In MUC Districts, surface parking lots abutting public streets shall include perimeter landscaping and shade trees as specified in SDC 3.2-315 and 4.4-100.
  - b.** Parking structures located within 20 feet of pedestrian facilities, including, but not limited to: public or private streets, pedestrian accessways, greenways, transit stations, shelters, or plazas, shall provide a pedestrian-scale environment on the façade facing the pedestrian facility. One or more of the following techniques may be used:
    - i.** Provide retail or office uses on the ground floor of the parking structure facing the pedestrian facility;
    - ii.** Provide architectural features that enhance the ground floor of a parking structure adjacent to the pedestrian facility, for example, building articulation, awnings, canopies, building ornamentation and art; and/or
    - iii.** Provide pedestrian amenities in the transition area between the parking structure and pedestrian facility, including landscaping, trellises, seating areas, kiosks, water features with a sitting area, plazas, outdoor eating areas, and drinking fountains.
  - c.** In MUC Districts, parking lots shall be located beside or behind buildings, internal to the development on a site. Existing or new outparcel buildings between a large parking lot and the street shall be used to help define the streetscape, and lessen the visual impact of the parking lot from the street.
  - d.** Small scale repair and maintenance services. In MUC Districts these services shall take place entirely indoors, and buildings shall be constructed and utilized to ensure that noise or odor do not disturb the normal operation and tranquility of neighboring residential and business area.

- B.** Specific development standards for uses within the MUE District shall be the same as those specified in SDC 3.2-410 as an "S" use and listed in applicable Subsections of this Section.
- C.** Specific development standards for uses within the MUR District shall be the same as those specified in SDC 3.2-210 as an "S" use and listed in applicable Subsections of this Section as they apply to MDR and HDR development.

**EXCEPTIONS:**

- 1.** Professional offices specified in SDC 4.7-190 are exempt from those specific development standards, but shall meet the standards for development specified in SDC 3.2-630(C)(3).
- 2.** The MUR District allows uses that are not allowed in the MDR and HDR Districts. Permitted uses are listed in SDC 3.2-610. Nonresidential uses that are not "professional office" related but have "S" designations in SDC 3.2-610, shall comply with the development standards listed in SDC 3.2-630(C)(3).
- 3.** Residential and Child Care Uses shall comply with the specific development standards listed in SDC 4.7-125.

4.7-180

- 4.7-185 Night Watchman's Quarters

A manufactured unit, provided it meets City and State standards for safety and construction, may be used as a permanent residence for employees of businesses or property owners in Community Commercial, Light Medium Industrial, and Heavy Industrial Districts when their presence is required for security purposes by the employer 24 hours a day; provided the following standards are met.

- A.** A permanent foundation shall be provided for the manufactured unit, unless the manufactured unit will be used for less than 120 days.
- B.** The manufactured unit shall be removed from the premises within 30 days if the business requiring security personnel or the property owner ceases operation.
- C.** Foundation cover-skirting, landscaping, and backfill shall be required.
- D.** The manufactured unit is either a Type 1 or Type 2.

4.7-185

- 4.7-190 Professional Offices

- A.** Professional offices in residential districts are permitted when:
- 1.** The lots/parcels are adjacent to CC, MUC or MRC Districts; and
  - 2.** The majority of the square footage of the structure on the lot/parcel is not more than 100 feet from CC, MUC or MRC Districts. Where public-right-of-way separates the residential district from the commercial district, the right-of-way width is not counted in the measurement.
- B.** A professional office exceeding 2,000 square feet of gross floor area shall abut an arterial or collector street.
- C.** No parking shall be permitted within the front yard setback. Required parking shall be screened from the public view.
- D.** For structures on the Springfield Historic Inventory, any external modification shall be fully compatible with the original design.
- E.** Professional offices permitted are limited to: accountants, architects, attorneys, computer programmers, designers, engineers, insurance agencies, investment counselors, licensed real estate agents, medical and dental practitioners, counselors, planners, and studios for artists, interior decorators and photographers, and similar general office uses engaged in support services to their businesses and/or their parent companies.
- F.** A minimum of 25 percent of the lot/parcel shall be landscaped. (6238)
- 4.7-190
- 4.7-195 Public/Private Elementary/Middle Schools
- A.** Schools are identified in the Metro Plan or Springfield Comprehensive Plan as key urban services, which shall be provided in an efficient and logical manner to keep pace with demand. Schools may be located in any zone that permits schools. A unique relationship exists between schools and the community, which requires special consideration when applying screening standards. Maintaining clear sight lines for the security and safety of children is desirable and may be achieved through the use of non-opaque fencing and/or landscaping. The screening standards in SDC 5.17.100 are applied only when required to screen playground structures, spectator seating facilities, parking, storage yards and trash receptacles or where significant conflicts are determined by the Director.
- 1.** All new facilities and additions over 10,000 square feet or those additions exceeding 50% of the size of the existing building must be approved through a Type 3 procedure concurrently with the Site Plan application. In

addition to the Site Plan approval criteria, the Type 3 application must also address the standards specified in SDC 4.7.195(A)(2) through (11), below.

**EXCEPTION:** Public/Private Elementary/Middle Schools in the PLO District are reviewed through a Type 2 procedure.

2. A maximum of 65% of the site may be covered in impervious surface. The remainder of the site shall comply with the planting standards in SDC 4.4.100.
3. Schools shall have a landscaped front yard of 20 feet and landscaped side and rear yards of 30 feet. Athletic spectator seating structures adjoining residential uses shall be set back at least 75 feet, unless the Director determines that adequate buffering can be provided with a reduced setback. However, in no instance shall this setback (from spectator facilities) be less than 30 feet. Parking areas shall maintain a landscaped buffer of 15 feet when adjoining a residential use.
4. Light shall be directed away from adjoining less intensive uses.
5. Other uses permitted within school facilities include day care facilities, social service offices or other after school program activities approved by the School District and which otherwise do not require discretionary approval.
6. All plants used for "landscaped buffering" shall be a minimum of 5-gallon in size and shall reach a height of at least 36 inches within 1 year of planting.
7. Paved playground areas may be used as overflow parking for special events.
8. All parking lots and driveways shall be designated to separate bus and passenger vehicle traffic. All parking lots shall have sidewalks raised a minimum of 6 inches above grade where pedestrians have to cross parking lots to enter or leave the school grounds. All parking lots must be designed so that a person walking between the bicycle parking facilities and the main building entrance or primary point of entry to the school is not required to cross a driveway, loading space, or other area intended for motor vehicle circulation. The Director may require wider sidewalks at major approaches to schools as deemed necessary for pedestrian safety and capacity.
9. Any jointly shared recreational facilities, playgrounds or athletic field shall require a joint use agreement that will provide for public use and continued maintenance.
10. Elementary schools shall have a maximum building height of 35 feet, middle schools shall have a maximum building height of 45 feet.

**11.** A Traffic Impact Study and Parking Study, prepared by a Transportation Engineer, shall be approved by the City Engineer.

**B.** In the PLO District, public/private elementary/middle schools shall be adjacent to residentially-zoned property.

• 4.7-200 Public and Private Parks

Public parks shall be designated in the Metro Plan including the Willamalane Park and Recreation District Comprehensive Plan or be approved in accordance with a Discretionary Use application as specified in SDC 5.9-100.

**A.** Standards for Public and Private Parks in the BKMU District.

- 1.** Community Parks shall be designated on a Park Facilities Plan adopted by the City, or be approved in accordance with Type III review procedure (Discretionary Use).
- 2.** A Traffic Impact Study shall be prepared by a Traffic Engineer and approved by the City Engineer.

**B.** Standards for Public and Private Parks in the PLO District.

- 1.** Primary access shall be on arterial or collector streets unless specified or exempted elsewhere in this Section.
- 2.** Stadiums, swimming pools and other major noise generators within parks shall be located at least 30 feet from residential property lines and screened by a noise attenuating barrier.
- 3.** Community and regional parks shall be designated on a Park Facilities Plan adopted by the City, or be approved in accordance with Type III review procedure (Discretionary Use).
- 4.** A traffic impact and parking study shall be prepared by a Traffic Engineer and approved by the City Engineer.

**C.** Standards for the Urbanizable Fringe Overlay District. Neighborhood Parks shall be shown on the Metro Plan or an adopted refinement plan, or shall be reviewed under Type III Discretionary Use procedures.

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- 4.7-203 Public Land and Open Space

- A.** Primary access shall be on arterial or collector streets except as provided or exempted elsewhere in SDC 3.2-700.
- B.** Stadiums, swimming pools and other major noise generators shall be located at least 30 feet from residential property lines and shall be screened by a noise attenuating barrier.
- C.** Community and regional parks shall comply with the criteria specified in SDC 4.7-200B.
- D.** For all special uses, a traffic impact study shall be prepared as specified in SDC 4.2-105A.4.
- E.** R.V. parks and campgrounds within regional parks shall comply with the standards specified in SDC 4.7-220D.
- F.** Private/Public Elementary and Middle Schools shall meet the standards specified in SDC 4.7-195.
- G.** Wellness centers shall comply with the criteria specified in SDC 4.7-250.
- H.** Pedestrian amenities for public buildings in mixed uses Metro Plan land use designations as specified in SDC 3.2-625G.

4.7-203

- 4.7-205 Recreational Facilities

- A.** Arcades, Auditoriums, Bingo Parlors, Dance Halls (licensed by the State of Oregon as specified in ORS 167.118), Non-Alcohol Night Clubs, Hydrotubes, Velodromes and Skating Rinks shall not be permitted to abut a residential district.
- B.** Non-Alcohol Night Clubs shall locate at least 500 feet from an established tavern. Taverns shall locate at least 500 feet from an established non-alcohol night club.
- C.** Stadiums, swimming pools, batting cages and other major noise generators shall be located at least 30 feet from residential and commercial property lines and screened by a noise attenuating barrier.

- 4.7-210 Residential Uses in Commercial Districts

- A.** In areas designated mixed use in the Metro Plan or a Refinement Plan diagram, Plan District map, or Conceptual Development Plan, multiple unit housing developments shall meet the standards as specified in the applicable regulation. MDR and HDR District standards contained in this Code shall be followed where a Refinement Plan diagram,

Plan District map, or Conceptual Development Plan does not specify development standards, or in areas where no applicable regulation has been prepared.

- B.** In areas with mixed use zoning, the residential development standards of the applicable mixed use zoning and/or overlay district apply.
- C.** One single-unit dwelling, detached or attached to a commercial building in the NC or CC Districts as a secondary use, shall comply with the residential development standards of SDC 3.2-215 concerning setbacks and height.
- D.** In the BKMU Plan District, residential uses shall be encouraged as second story uses above commercial and industrial uses and shall not occupy more than 35 percent of the land area within the BKMU Plan District. All MDR development standards specified in SDC 3.2-200 apply.

- 4.7-220 RV Park Standards

- A.** New or expanded RV parks shall:
  - 1.** Be at least 1 acre in size.
  - 2.** Have a 20-foot landscaped perimeter setback.
  - 3.** Abut an arterial or collector street and shall be designed to direct the flow of traffic away from local streets, as specified in SDC 4.2-120, Site Access and Driveways.
- B.** Special Standards for RV Parks Within the PLO Zoning District and UF-10 Overlay District.
  - 1.** For RV parks and campgrounds within regional parks inside the city limits the following criteria shall apply:
    - a.** The site is served by sanitary sewer.
    - b.** The RV park/campground is consistent with the standards, criteria and guidelines adopted by the Willamalane Park and Recreation District.
  - 2.** For RV parks and campgrounds within regional parks outside the city limits the following criteria apply:
    - a.** The site shall be more than 5 acres but less than 100 acres.



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- b.** The site shall be more than 1,000 feet from a public sanitary sewer line as measured in a direct line from the sewer line to the property line.
- c.** The RV park/campground is consistent with the standards, criteria and guidelines adopted by the Willamalane Park and Recreation District.
- d.** The RV park/campground is screened from adjacent uses.
- e.** Approval shall be in accordance with Type III Review, discretionary use.
- f.** The RV park or campground use may be terminated within 120 days by the City when a public sanitary sewer line is within 1,000 feet from the subject property line. All improvements related to the RV park or campground shall be removed and the site restored to its pre-development condition. The termination clause shall appear as a provision in a deed restriction for the property and will be a required condition of Site Plan Approval.

- 4.7-225 RVs as a Residential Use in Manufactured Dwelling Parks in Glenwood

RVs as a Residential Use. RVs as a residential use shall be permitted only in those manufactured dwelling parks in Glenwood that existed as of January 27, 1982.

- 4.7-230 Secondary Retail Sales in the GO District

The cumulative total area of secondary retail uses, exercise studios, and sit-down restaurants and delicatessens in the GO District shall be limited to no more than 10 percent of the gross floor area of the office building in which they are sited.

- 4.7-235 Small Scale Repair and Maintenance Services

In the NC District, these services shall take place entirely indoors, and buildings shall be utilized to ensure that noise or odor do not disturb the normal operation and tranquility of neighboring residential and business area.

- 4.7-240 Transportation Facilities—Transit Stations, Heliports and Helistops

Heliports and helistops shall not be located within 200 feet of any residential district. Noise attenuating barriers shall be constructed where necessary to mitigate land use conflicts.

New transit stations abutting residential districts may be required to provide noise attenuating barriers. (6412)

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- 4.7-245 Warehouse Commercial Retail and Wholesale

**A.** Buildings shall be located in the front of lots/parcels, where possible, to minimize the visibility of outdoor storage yards or areas.

**B.** Any outdoor storage yard or area shall be surrounded by a sight-obscuring fence.

**EXCEPTION:** Sales of heavy equipment and trucks does not require fencing.

**C.** In the Downtown Exception Area, the storage and display of rental equipment shall be confined within a building.

**D.** Existing uses in this category shall adhere to the standards of Subsections B. and C., above by May 5, 1991.

**E.** For mini-storage facilities, an on-site manager's living quarters shall be permitted when the living quarters are constructed as part of and attached to a new or existing mini-storage facility.

**F.** Light-Medium Industrial and Warehousing. For Warehouse-Commercial use, at least 50 percent of the structure shall be used for storage of materials and 50 percent or less may be used for combined retail and office floor space.

**G.** Special provisions for the BKMU District:

**1.** Buildings shall be located to minimize the visibility of outdoor storage yards or areas.

**2.** Outdoor storage yards shall only be permitted as a secondary use.

**3.** Any outdoor storage yard or area shall be surrounded by a sight obscuring fence.

**4.** Light-Medium Industrial and Warehousing. For Warehouse-Commercial use, at least 50 percent of the structure is used for storage of materials and 50 percent or less may be used for combined retail and office floor space.

- 4.7-250 Wellness Centers in the PLO District

**A.** The building is owned by a public agency.

**B.** The center is secondary to a primary public community recreation center on the same development site. The square footage that is dedicated to non-public, wellness-related

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uses shall not exceed 50 percent of the combined total area (within the center and within the primary recreation facility) that is dedicated to public, recreation-related uses.